



Board of Adjustment
PO Box 120
Town of Fremont, New Hampshire 03044
Minutes of February 23, 2010
Approved March 30, 2010

Members present: Chairman Doug Andrew, Vice-Chairman Scott Boisvert, Members John (Jack) Downing, and Alt/recording Secretary Meredith Bolduc.

Mr. Andrew opened the meeting at 7:30 pm.

At the August 25, 2009 meeting Mr. Andrew designated Alternate Meredith Bolduc to fill the vacancy on the Fremont Board of Adjustment until such time as the Selectmen have appointed someone to serve as a full Board Member to fill that vacancy. It was noted that the appointment remains in effect.

MINUTES

Mr. Downing made the motion to accept the minutes of the January 26, 2010 meeting as written. Motion seconded by Mr. Boisvert with unanimous favorable.

WORK SESSION

ZONING ORDINANCE AMENDMENTS PROPOSED FOR THE 2010 VOTE

There was lengthy conversation relative to the proposed zoning article amendments that will appear on the 2010 Town Warrant and the ZBA's responsibilities in the event that they are adopted.

1. Article IV. The proposed amendment would add new IV, 3: A which would place a density requirement on the sizing of the commercial use of a property. Currently the Zoning Ordinance provides for acreage and frontage calculations for residential use with no additional density provisions for commercial use. Mrs. Bolduc noted that this amendment was put before the voters last year and was defeated.
2. Article IX. The proposed amendment would; 1) Re-define the wetland buffers and setbacks; 2) Specifically identify vernal pools under a watershed protection area; 3) Increase the minimum setback to some wetlands and decrease it to others; 4) Provide a limited-cut and a no-cut/no-disturb buffer of varying distances to all wetlands including vernal pools, wetlands

ZBA Meeting Minutes 02-23-10

and prime wetlands, perennial and intermittent streams. It would also require that tree cutting follow the standards of the NHDES Comprehensive Shoreland Protection Act and prior to cutting, a report and map be prepared and submitted to the Fremont Conservation Commission or their designee for approval.

At 8:45 Mr. Boisvert left the meeting.

SPECIAL EXCEPTION

The Board Members discussed the criteria for granting or denying a request for Special Exception according to NH RSA 674:33 and the NH OEP Board of Adjustment Handbook.

CORRESPONDENCE

There was no incoming correspondence.

Next meeting: scheduled for March 30, 2010.

At 8:55 pm Mr. Downing made the motion to adjourn.

Motion seconded by Mrs. Bolduc with unanimous favorable vote.

Respectfully submitted,

Meredith Bolduc, recording secretary
